

**622 Cobba Da Mana Road, Oman Ama, Qld 4352**

**Livestock For Sale**

Wednesday, 24 April 2024

622 Cobba Da Mana Road, Oman Ama, Qld 4352

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 3**

**Area: 262 m2**

**Type: Livestock**



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## Contact Agent

Webster Cavanagh Rural are proud to present to the market "Artunga", 262.11 Ha (647.68 acres approximately) with abundant irrigation and 2 beautiful homes. Location: 23.8 km east of Inglewood 88.5 km west of Warwick 245 km southwest of Brisbane Area: 262.11 Ha (647.68 acres) Lot: L1 RP212136 Rates: \$2355.22 per annum Land: This versatile grazing and cropping property include approximately 140 acres set up for irrigation via Centre Pivot or hydrants. Previously cultivated, the land is now improved pasture, currently home to Dorper Sheep, perfectly suited to the terrain. Water and Irrigation: "Artunga" features the scenic McIntyre Brook along its southern boundary and a chain of ponds bisecting the property. Stock water sources include four dams and numerous concrete troughs. A solar-powered bore delivers water to a hilltop tank, which gravity feeds back to the homes and troughs. Irrigation is extensive with an 85 ML nominal volume Valley centre pivot covering around 50 acres, and main lines hydrating an additional 140 acres. Homesteads: Main Homestead: Features four bedrooms, expansive living spaces, formal dining and lounge areas, with a verandah offering serene views over the Chain of Ponds and a private tennis court. Second Home: Three bedrooms, two bathrooms, office, sunroom, dining, living and more! Key Features: Extensive machinery/workshop areas. Hay shed. Comprehensive cattle and shearing facilities Numerous well-fenced paddocks with water troughs. Efficient mustering through established laneways. Potential: "Artunga" offers significant development potential for expanding into diverse crops or hay production. Discover the vast possibilities and natural beauty of "Artunga," where water abundance and agricultural diversity create a perfect foundation for thriving rural operations. To find out more or to inspect, please contact Rural Property Agent/Director Michael Tomlinson on 0428 545 396 Disclaimer: Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.